



**HOLMANS**  
ESTATE AGENTS

# End Cottage, 62 New Street, Shipston-on-Stour, Warwickshire. CV36 4EN

Guide Price £375,000, Freehold

## Property Description

Undoubtedly one of the most deceptive properties of its type in the area and having deceptively spacious accommodation, this substantially extended and beautifully appointed, end terraced, two storey two bedroomed town house combines the innate character and charm of a late Victorian cottage with contemporary style living which should be viewed internally to be fully appreciated.

An abundance of flair and imagination has been used to enhance and embellish the cottage with features including a 14 ft high sloping ceiling in the kitchen with a galleried landing above, there are four sets of French doors leading onto the well screened south west facing walled garden. The bespoke office extension to the side has not only two sets of windows but two skylight windows creating a light and airy workspace and in addition to a stylish family bathroom there is a bijou ensuite shower room to the main bedroom which also has a Juliet balcony and lower level windows with an attractive outlook over the garden.

More traditional features include a dining hall with a wood burning stove and exposed beams, timber and tiled flooring to the majority of the ground floor rooms, particularly well designed kitchen with hardwood style units fitted on all sides and a living room with a wall of windows overlooking the garden taking in all the afternoon sun.

Externally the antique walled garden has several levels and is an ideal space for alfresco dining in the summer time, the central feature of which is a wood fired pizza oven. Gated access from here leads to Old Road.

The property is warmed with gas fired central heating from a combination boiler and UPVC double glazed windows and doors.

The cottage is located at the junction of New Road and Old Road and only a few hundred yards from the square in this popular south Warwickshire traditional market town with a wide range of quality shops, restaurants and amenities. Shipston-on-Stour is located 6 miles north of Moreton-in-Marsh where there are rail links to London Paddington and approximately 10 miles from the famous Stratford-on-Avon.

End Cottage is perfect for those looking for a character home in a popular market town, but would also be excellent as a second home and would make a delightful holiday cottage for those looking for a property for investment purposes.

## Dining Hall

With oak laminate flooring throughout, villager cast iron wood burning stove set into original chimney breast, built in double cupboard to one side of chimney breast housing gas meter, painted beams to the ceiling, easy staircase returning to first floor with batten balustrade and hard wood front door. Double radiator, built in under stairs storage cupboard, built in window seat into bay window with storage beneath. Room formed in part open plan with kitchen.

## Kitchen

With slate style ceramic tiled floor, units fitted on all sides with granite style laminate worktops with five ring split level gas hob with externally ducted cooker hood above. Split level Bosch double oven and all hard wood style fronted cupboards incorporating three two tier larder cupboards, one being a pull out larder cupboard, 8 matching wall mounted cupboards one housing electric meter and 9 further base cupboards, concealed pelmet lighting illuminating worktops, stainless steel high level shelf and 14 foot high partially apex ceiling with higher level gallery landing with up lighter below. Inset 1/ 1/2 stainless steel sink unit with single drainer and mixer tap and space and plumbing for slimline dishwasher. UPVC double glazed French doors leading onto south facing garden.

## Rear Lobby/Utility Room

With matching worktop to kitchen, space and plumbing for automatic washer and single base unit.

## Ground Floor Cloakroom

With two piece suite in white, wall mounted wash hand basin, low flush WC, Baxi combination boiler for instantaneous hot water and gas fire central heating.

## Living Room

With oak style laminate flooring to match the dining area, double radiator, UPVC double glazed double French doors leading onto garden, latch and brace doors leading to study, TV aerial point.

## Study

With ceramic tiled floor and fitted oak work bench, wall supplied with power points, partially vaulted ceiling with two skylight windows and electric underfloor heating.

## First Floor Landing Area

Gallery section overlooking kitchen, all stained latch and brace internal doors. Built in double linen cupboard.

## Front Bedroom 2

With single radiator, built in double wardrobe, access to loft space and built in double cupboard over stairs.

## Bathroom/W.C.

With three piece suite in white, pedestal wash hand basin, low flush w.c. and panelled bath with integrated wall mounted shower and side mixer tap. Built in extractor and part tiled walls. Large shaving mirror and ladder style heated towel rail and radiator.

## Front Bedroom 1

With single radiator, lower level opening windows, Juliet balcony overlooking garden. Double built in wardrobe, partially vaulted ceiling and double doors opening to ensuite shower room/w.c.

## Ensuite Shower Room/WC

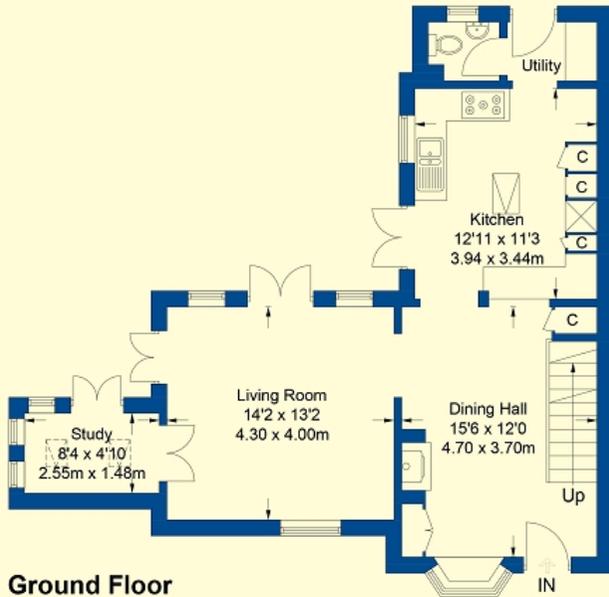
With three piece suite in white, low flush WC, wall mounted wash hand basin, fully tiled shower cubicle with folding glazed doors and handheld shower spray. Part tiled walls, bevelled shaving mirror, built in extractor, ceramic tiled floor.

## Rear Garden

35 ft wide x 24 ft deep. With southerly aspect taking full advantage of the sun most of the day, twin central lawned area with elevated garden plot, pathway leading to timber cabin, central Dingley Dell wood fired pizza oven, ample space for al fresco dining and privately screened seating area. Sycamore bay trees privately screening the garden. To the rear of the property there is an antique wall in which there is a gate leading to Old Road.



## End Cottage, 62 New Street, Shipston on Stour, CV36 4EN



☐ = Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID744737)



## Directions

From our Moreton-in-Marsh office, turn right North along the Fosseyway A429 for approximately 5 miles, and at the traffic lights turn right towards Shipston-on-Stour. When entering the town past the square on the left hand side, continue straight on then turn right and right again and you will see the car park to Sheldons Wine Store immediately in front. Turn left into New Road and this property is then approximately 150 yards along on the right. There is a parking bay immediately opposite the property - if that is full take the next turning on the right into Old Road where on street parking should be found.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



**MISDESCRIPTIONS CLAUSE** We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

